175.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	683,200 / 683,200
					USE VALUE:	683,200 / 683,200
					ASSESSED:	683,200 / 683,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
359		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRABENSTATTER CHRISTINE &	
Owner 2:	GRABENSTATTER JONATHAN &	
Owner 3:	GODBOUT BRETT P	
Street 1:	359 APPLETON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	SIMCOE ROBERT A -
Owner 2:	UDOMPRASERT PATRICIA -
Street 1:	359 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,340 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1937, having primarily Brick Veneer Exterior and 1290 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6340.000	256,100		427,100	683,200
Total Card	0.146	256,100		427,100	683,200
Total Parcel	0.146	256,100		427,100	683,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.61 | /Parcel: 529.6

Legal Description

User Acct 117199

GIS Ref

GIS Ref

Insp Date 07/09/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 175.0-0003-0011.0

!13641!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,100	0	6,340.	427,100	683,200	683,200	Year End Roll	12/18/2019
2019	101	FV	210,000	0	6,340.	421,000	631,000	631,000	Year End Roll	1/3/2019
2018	101	FV	210,000	0	6,340.	323,400	533,400	533,400	Year End Roll	12/20/2017
2017	101	FV	210,000	0	6,340.	305,100	515,100	515,100	Year End Roll	1/3/2017
2016	101	FV	210,000	0	6,340.	280,700	490,700	490,700	Year End	1/4/2016
2015	101	FV	209,000	0	6,340.	262,400	471,400	471,400	Year End Roll	12/11/2014
2014	101	FV	209,000	0	6,340.	241,600	450,600	450,600	Year End Roll	12/16/2013
2013	101	FV	209,000	0	6,340.	241,600	450,600	450,600		12/13/2012

PRINT

Date	Time
12/11/20	03:34:03

LAST REV

Date	Time
08/06/18	10:32:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13641

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIMCOE ROBERT A	64699-548		12/22/2014		523,500	No	No		
PAYNE ROLAND C	49364-499		4/30/2007		429,000	No	No		
LICCIARDI LOUIS	41638-337		12/18/2003		365,000	No	No		
	12115-568		4/6/1966			No	No		N

USER DEFINED

Prior Id # 1:	117199
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2013	1609	Manual	5,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2018	MEAS&NOTICE	CC	Chris C
1/29/2014	Info Fm Prmt	EMK	Ellen K
12/17/2008	Measured	336	PATRIOT
12/3/2008	MLS	MM	Mary M
7/14/2007	MLS	HC	Helen Chinal
3/1/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	243	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6340		Sq. Ft.	Site		0	70.	0.96	6									427,140						427,100	

Total AC/HA: 0.14555 | Total SF/SM: 6340 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 427,140 | Spl Credit | Total: 427,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.02469599
Adj $ / SQ:	131.417
Other Features:	94250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314637
Depreciation:	58522
Depreciated Total:	256114

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

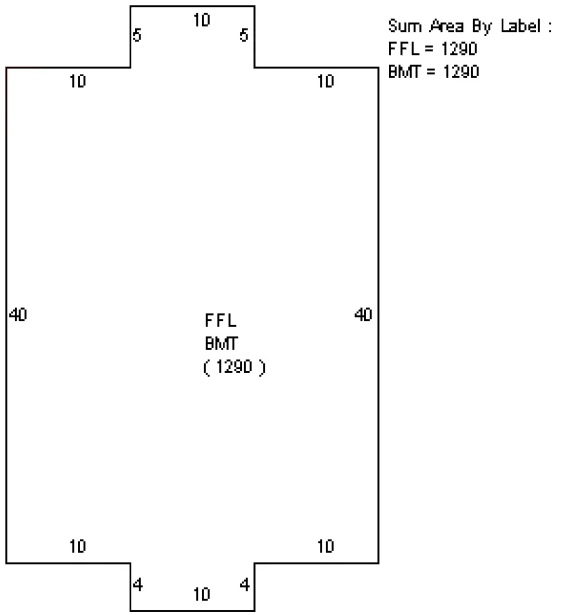
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,290	39.430	50,858
FFL	First Floor	1,290	131.420	169,528

Net Sketched Area:	2,580	Total:	220,386
Size Ad	1290	Gross Are	2580	FinArea	1290
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	131.42
Special Features:	0	Val/Su Net:	99.26
Final Total:	256100	Val/Su SzAd	198.53

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	